

July 3, 2008

**MEMORANDUM**

**TO:** Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

**FROM:** David W. Eichelberger, P.E. - CBBEL, Indianapolis

**PROJECT:** Hardee's at Stones Crossing – Lot 1

**HARDEES TERMINATED  
PROJECT  
07-08-08**

**CBBEL Project No. 02-038 (GY)**

**DEVELOPER/OWNER:** Hardee's Food Systems, Inc.

**LOCATION:** 40° 51' 43" Latitude  
-86° 51' 43" Longitude

**RECOMMENDATION:** Final Approval with Conditions

A new Hardee's restaurant, paved parking/drive areas, storm sewers/inlets, and utility infrastructure will be constructed on Lot 1 of the existing Stones Crossing Commercial Subdivision. The 1.0-acre site is located on the southwest corner of Promenade Parkway and County Road 350 South in Wea Township. Under existing conditions, the project site drains overland from north to southwest. Under developed conditions, storm sewers and inlets will be installed to capture hard surface runoff from the commercial lot. The storm sewers will be connected to an existing storm sewer constructed along Promenade Parkway with the Stones Crossing Commercial Subdivision. Runoff from this development is allowed to discharge to the nearby J.N. Kirkpatrick Regulated Drain without detention

This project will have an indirect outlet to the J.N. Kirkpatrick Regulated Drain. The project site is located within the Elliott Ditch 305(b) Priority Watershed.

This project was previously reviewed in a memorandum dated June 4, 2008. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

**Variances/Encroachments**

1. There are no variances or regulated drain encroachments proposed with this development.

**Stormwater Quantity**

1. The applicant has acknowledged that work will extend outside of the project site (Lot 1) boundary to construct the swale along the west property line. Written approval from the adjoining Lot owner should still be provided for this work.

### **Stormwater Quality**

1. A complete and comprehensive Operations & Maintenance (O&M) Manual should still be provided for the post-construction stormwater quality measure proposed for the site.
2. Sizing calculations in accordance with the methodology found in Chapter 9 of the Standards should be provided for the proposed post-construction stormwater quality measure.
2. The applicant has submitted a "Recorded Master Covenant and Agreement Regarding On-Site BMP Maintenance and Drainage". This agreement must still be recorded before final plan approval and sign-off will be granted by the Tippecanoe County Surveyor's Office.

### **General Conditions**

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
3. The applicant must pay the Phase II stormwater program fees.
4. The applicant should still provide a copy of the Proof of Publication associated with the Notice of Intent (NOI) as soon as it is available.
5. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: CEI Engineering Associates, Inc.

DWE/kd

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